



ROHRBACH ASSOCIATES PC
A R C H I T E C T S

July 28, 2009

Ms. Kumi Morris
Architecture Services Coordinator
The City of Iowa City
410 E Washington Street
Iowa City, Iowa 52240

RE: Fire Station #4 Construction Project
Cost Estimate Methodology

Dear Kumi

This letter serves as a statement of the methodology for preparing cost estimates for the above referenced Project. Costs estimating at various phases of a design project differ based on the amount of known information at the time. This letter refers only to the current cost estimate that has been developed at the completion of the construction documents phase of the project.

The cost estimate for this project was developed using a combination approach of historical data applied to the current scope of the project and cost estimating services procured from an outside consultant. We reviewed recent historical data for similar building and construction types and applied this to the current design project. The various engineering design consultants evaluated their portions of the work and produced cost estimates based on the scope of the work and relevant recent historical cost data. Cost estimating services were procured from a consultant in order to evaluate and confirm our estimates.

If you have questions, please contact us for clarification.

Sincerely,

Rohrbach Associates PC

William T. Downing AIA
Project Architect

WTD
0127



ROHRBACH ASSOCIATES PC
ARCHITECTS

FIRE STATION #4						
The City of Iowa City						
						March 6, 2009
Statement of Probable Costs						RA Proj. No. 0127
Construction Documents Phase						
	Item			Cost	Totals	% of Total
	General Conditions					
	Overhead and Profit			\$145,000		
	General Conditions			\$106,000		
	Subtotal			\$251,000	\$251,000	8.2%
	Demolition/Site Work					
	Site Work			\$316,000		
	Sub grade and gravel			\$9,211		
	Subtotal			\$325,211	\$325,211	10.6%
	General Construction					
	General Construction/Finishes			\$1,284,258		
	Subtotal			\$1,284,258	\$1,451,685	47.5%
	Mechanical					
	Plumbing			\$104,000		
	Fire Protection			\$40,000		
	Plymovent			\$52,000		
	HVAC			\$376,000		
	Subtotal			\$572,000	\$572,000	18.7%
	Electrical					
	Lighting			\$45,000		
	Power			\$145,000		
	Fire alarm			\$14,000		
	Subtotal			\$204,000	\$204,000	6.7%
	Subtotal Construction				\$2,803,896	91.8%
	Snow Melt System (possible alternate bid)				\$110,000	3.6%
	Contingency	5%			\$140,195	4.6%
	Total Costs with Snow Melt and Contingency				\$3,054,091	100.0%
	Construction Related Costs Not in Bid					
	Construction Inspection			\$6,000		
	Professional Fees			\$262,000		
	Reimbursable			\$5,000		
	Telephone Services			\$5,000		
	Alarm and Notification (Ztron)			\$25,000		
	Furnishings			\$15,000		
	Commissioning Testing and Balancing			\$8,000		
	Subtotal			\$326,000	\$326,000	
	Total Project Costs with Contingency				\$3,380,091	

Estimated Fire Station #4 Building Operations and Maintenance Costs

*There will be no revenue generated from the construction of Fire Station #4

	FY2010	FY2011	FY2012	FY2013	FY2014
Personnel	\$655,611	\$744,328	\$757,834	\$771,340	\$784,846
Services	\$51,839	\$53,135	\$54,463	\$55,791	\$57,119
Supplies	\$36,121	\$37,024	\$37,950	\$38,876	\$39,802
Capital	\$22,300	-	-	-	-
Interfund Loan Repayment	-	\$73,582	\$73,582	\$73,582	\$73,582
Grand Total	\$765,871	\$908,069	\$923,829	\$939,589	\$955,349

Fire Station #4 Estimated Operating Costs:	FY2010	FY2011	FY2012
Personnel	655,611	744,328	757,834
Services	51,839	53,135	54,463
Supplies	36,121	37,024	37,950
Capital	22,300	-	-
Interfund Loan Repayment - \$1.0 million*, 20 yrs @ 4.0%	-	73,582	73,582
Grand Total - Operating Expense:	\$ 765,871	\$ 908,069	\$ 923,829
Less: Estimated University of IA 28E Cost Share (22.6% share of FY2008 operating costs):	-	173,087	188,594
Less: Employee Benefits Levy - see note re: transfer	207,410	238,412	219,270
Less: Emergency Levy	553,208	496,570	515,965
Unfunded Operational Costs:	\$ 5,252	\$ (0)	\$ (0)
Emergency Levy Rate Increase:	\$ 0.22	\$ 0.19	\$ 0.20
Employee Benefits Levy Rate Increase:	0.08	0.09	0.08
General 8.10 Levy Required for Unfunded Costs:	0.002	-	-
Total Levy Rate - Fire Station #4:	\$ 0.30	\$ 0.29	\$ 0.28
Total Property Tax Asking - Fire Station #4:	\$ 760,618	\$ 734,982	\$ 735,235

* Assumes project funding of \$700,000 GO Bond Funding, \$1.0 million Loan and \$1.0 million General Fund Cash.